

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SOUTHAMPTON ZONING ORDINANCE EXCEPT AS MODIFIED BY THE PLANNING BOARD PURSUANT TO SECTION 27a OF THE TOWN LAW AND CHAPTER 247 OF THE SOUTHAMPTON TOWN CODE. SUCH MODIFICATIONS OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AS NOTED HEREON, HAVE BEEN GRANTED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT.

William G. Lowe, L.S. Lic. No. 49476

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE FROM ACTUAL SURVEYS MADE BY ME ON OCT. 9, 2003 AND THAT ALL STONE AND CONCRETE MONUMENTS WILL BE SET AS SHOWN AND BONDED

William G. Lowe, L.S. Lic. No. 49476

■ = INDICATES EXISTING CONCRETE MONUMENTS
□ = INDICATES PROPOSED CONCRETE MONUMENT

THIS SUBDIVISION HAS IRREVOCABLY OFFERED TO CEDE TITLE TO THE TOWN OF SOUTHAMPTON OF THE LAND AREA DESIGNATED FOR STREETS, DRAINAGE EASEMENTS, PARKS, RECHARGE BASINS, AND ANY OTHER LANDS NOTED ON THE PLAT FOR DEDICATION TO THE TOWN.

NOTE COVENANTS AND EASEMENTS ARE FILED WITH THE SUFFOLK COUNTY CLERKS OFFICE WHICH AFFECTS ALL THE LOTS SHOWN HEREON. SUCH COVENANTS AND RESTRICTIONS RUN WITH THE LAND. SEE RECORDED DOCUMENTS

APPROVAL OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF THE OFFER OF DEDICATION.

I HEREBY CERTIFY THAT THE PROPOSED WATER SUPPLIES AND THE PROPOSED SEWAGE DISPOSAL SYSTEMS FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, COMPLY WITH THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

RICHARD J. BARABINO PE LICENSE #10132

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON BY RESOLUTION DATED 6/6/91 BY *James E. Telle*

DATED 1/6/05

NOTE FOR TEMPORARY CUL-DE-SAC EASEMENT
THE CUL-DE-SAC IS A TEMPORARY EASEMENT FOR HIGHWAY PURPOSES AND IS TO REMAIN IN EFFECT AS SUCH UNTIL THE FILING OF A SUBDIVISION MAP OF THE PROPERTY ADJACENT HERE TO ON THE WEST WHICH PROVIDES FOR THE PROLONGATION OF THE STREET AS SHOWN ON THIS MAP.

PLANNED RESIDENTIAL DEVELOPMENT

MAP OF ROLLING RIDGE AT HAMPTON BAYS

SECTION # 2

LOCATED AT HAMPTON BAYS TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

0 100 200

SCALE: 1" = 100'

THIS PROPERTY LIES IN
R-60 ZONE
HAMPTON BAYS POST OFFICE
HAMPTON BAYS FIRE DISTRICT
HAMPTON BAYS SCHOOL DISTRICT

SUBDIVIDER - OWNER

VFD Acquisitions, L.C.
27 Pennock Lane Suite 205
Jupiter, FL 33458

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUGE, N.Y.

Date JUN 21 2005
DEC 12 2003 update
DEC 31 2004 update

This is to certify that the proposed Realty Subdivision or Development for *Rolling Ridge Sec. 2* in the *Southampton* with a total of *6* lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Vito A. Minel Vito A. Minel, P.E.
Director, Division of Environmental Quality

CURVE DATA

	DELTA	RADIUS	ARC LENGTH
A	77°15'22"	150.00'	202.26'
B	77°15'22"	125.00'	168.55'
C	77°15'22"	100.00'	134.84'
D	168°16'13"	60.00'	176.21'
E	60°24'18"	60.00'	84.20'
F	149°05'09"	60.00'	156.12'
G	19°11'08"	60.00'	20.09'
H			
I			
J			
K	28°05'28"	60.00'	27.35'
L	54°18'48"	60.00'	56.88'
M	68°40'35"	60.00'	59.93'
N	12°48'15"	203.24'	45.42'
O	12°48'15"	175.00'	39.11'

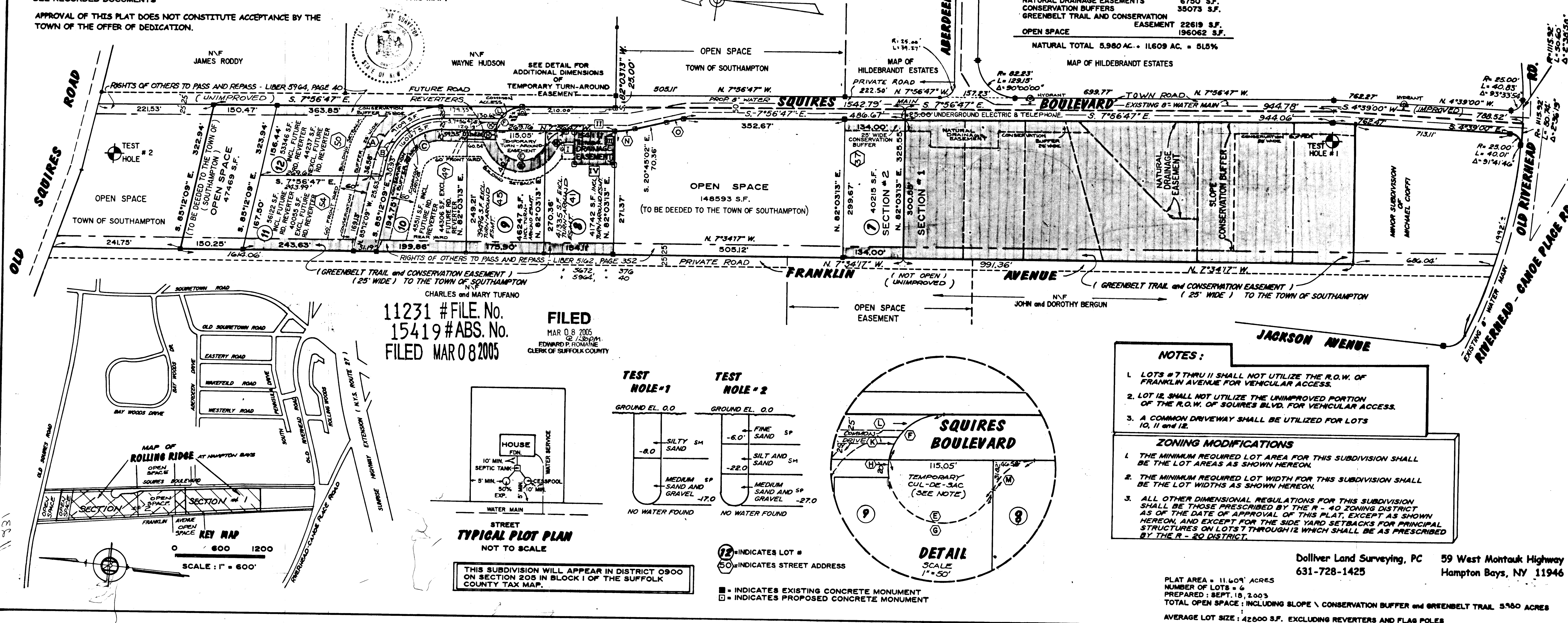
DRAINAGE EASEMENT

	LENGTH	BEARING
I	75.00'	N. 82°03'13" E.
II	90.00'	S. 7°56'47" E.
III	75.00'	S. 82°03'13" W.
IV	90.00'	N. 7°56'47" W.

TABLE OF NATURAL AREAS TO BE PRESERVED SECTION # 2

NATURAL DRAINAGE EASEMENTS	6750 S.F.
CONSERVATION BUFFERS	35073 S.F.
GREENBELT TRAIL AND CONSERVATION EASEMENT	22619 S.F.
OPEN SPACE	196062 S.F.
NATURAL TOTAL	5.980 AC. + 11609 AC. = 515%

MAP OF HILDEBRANDT ESTATES

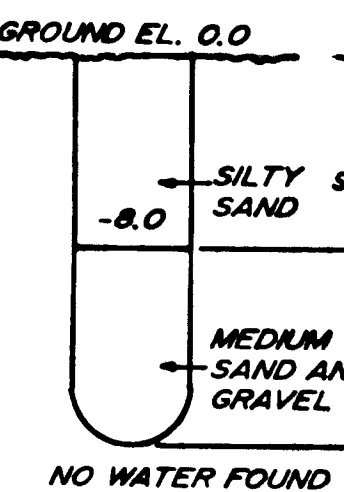


11231 # FILE No.
15419 # ABS No.
FILED MAR 08 2005

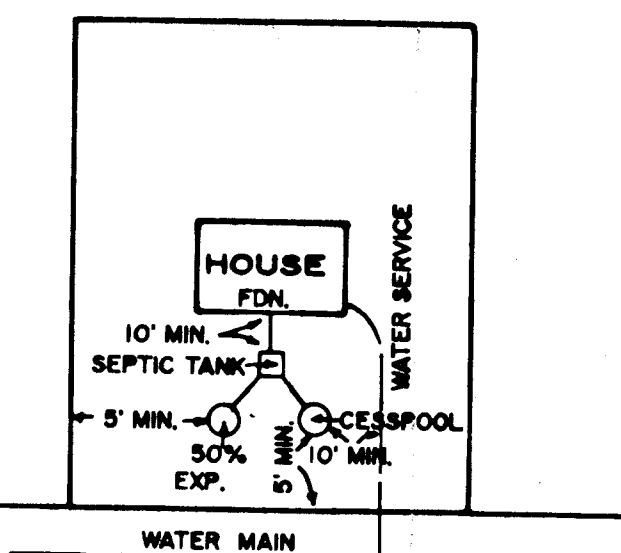
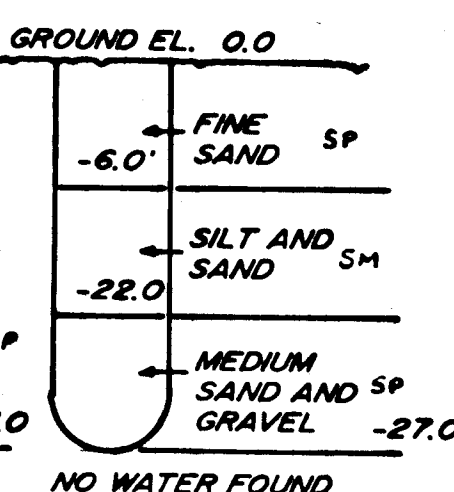
FILED

MAR 08 2005
EDWARD P. ROMANE
CLERK OF SUFFOLK COUNTY

TEST HOLE #1



TEST HOLE #2



STREET
TYPICAL PLOT PLAN
NOT TO SCALE

THIS SUBDIVISION WILL APPEAR IN DISTRICT 0900
ON SECTION 205 IN BLOCK I OF THE SUFFOLK
COUNTY TAX MAP.

12 = INDICATES LOT #
50 = INDICATES STREET ADDRESS

■ = INDICATES EXISTING CONCRETE MONUMENT
□ = INDICATES PROPOSED CONCRETE MONUMENT

NOTES:

- LOTS # 7 THRU 11 SHALL NOT UTILIZE THE R.O.W. OF FRANKLIN AVENUE FOR VEHICULAR ACCESS.
- LOT 12 SHALL NOT UTILIZE THE UNIMPROVED PORTION OF THE R.O.W. OF SQUIRES BLVD. FOR VEHICULAR ACCESS.
- A COMMON DRIVEWAY SHALL BE UTILIZED FOR LOTS 10, 11 and 12.

ZONING MODIFICATIONS

- THE MINIMUM REQUIRED LOT AREA FOR THIS SUBDIVISION SHALL BE THE LOT AREAS AS SHOWN HEREON.
- THE MINIMUM REQUIRED LOT WIDTH FOR THIS SUBDIVISION SHALL BE THE LOT WIDTHS AS SHOWN HEREON.
- ALL OTHER DIMENSIONAL REGULATIONS FOR THIS SUBDIVISION SHALL BE THOSE PRESCRIBED BY THE R-40 ZONING DISTRICT AS OF THE DATE OF APPROVAL OF THIS PLAT, EXCEPT AS SHOWN HEREON, AND EXCEPT FOR THE SIDE YARD SETBACKS FOR PRINCIPAL STRUCTURES ON LOTS 7 THROUGH 12 WHICH SHALL BE AS PRESCRIBED BY THE R-20 DISTRICT.

Dolliver Land Surveying, PC
631-728-1425
59 West Montauk Highway
Hampton Bays, NY 11946

PLAT AREA = 11.609 ACRES
NUMBER OF LOTS = 6
PREPARED: SEPT. 18, 2003
TOTAL OPEN SPACE: INCLUDING SLOPE, CONSERVATION BUFFER AND GREENBELT TRAIL 5.980 ACRES
AVERAGE LOT SIZE: 142600 S.F. EXCLUDING REVERTERS AND FLAG POLES